

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

October 27, 2010

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, November 2, 2010 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of October 26, 2010.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business

8. Case: P06-168 Administrative Amendment to Preliminary/Final Major Site Plan with "c" variance
Applicant: Jwala Ma Montgomery, LLC
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 646 Montgomery St.
Block: 1892 Lot: 20
Zone: NC – Neighborhood Commercial
Description: New 4-story building with 6 residential units and 1,736 sf of retail space on a conforming 2,500sf lot. Originally Approved May 22, 2007.
Variance: Rear Yard
Decision: Approved.

9. Case: P10-016 Administrative Amendment
Applicant: Vacant Parking Parcel, LLC
Attorney: J. McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 41 Senate Place, (aka 45-47 Dey Street)
Block: 613.5 Lot: 1-3 4A, 5A, 6-11, 12A-16A, 17-21, S1, T1, T2, H, A2, 22A, 22B
Zone: Marion Works Office Residential District Overlay Zone
Description: Minor Construction changes, including tree species changes, alterations to lighting fixture and location, retaining wall elevation due to rock at surface, bosc enlargement for better field sizing, bench changes and the addition of Can Co Park lettering on tree bosc edge.
Decision: Approved.

10. Case: P10-041 Final Major Site Plan with 'c' variances
Applicant: 100 Hoboken Avenue Development Urban Renewal Co, LLC
Attorney: James J. Burke, Esq. & Arnold K. Mytelka, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 Hoboken Avenue
Block: 704.5 Lot: PI 2 & 2
704 S2
718 K10 & K11
Zone: R-3 Multi-Family Midrise Zone
Description: Confirmation of the September 14, 2010 Planning Board Approval for Preliminary and Final Site Plan with variances for the construction of 222 DU Multi-Family Sustainable building with accessory parking, green space and rooftop garden. Incorporated into the building are geothermal, solar, and other green technologies.
Variance: Building Height, Ceiling Height
Decision: Approved with conditions.

11. Case: P10-065 Minor Site Plan,"c" variances
Applicant: Child at Play/Gymboree Play & Music
Attorney: Matthew J. Kirnan
Review Planner: Sandra Sung
Address: 175-177 Newark Ave Redevelopment Plan
Block: 274 Lots: 50
Zone: Newark Avenue Downtown
Description: 2 new retail signs for *Gymboree Play & Music*
Variance: Second story retail sign on Newark Ave to replace an existing sign; new second story signage on the back of the building, visible from Columbus Drive.
Decision: Approved with conditions.

12. Case: P10-066 Minor Subdivision
Applicant: New Liberty Residential Urban renewal Co., LLC
Attorney: Charles J. Harrington
Review Planner: Maryann Bucci-Carter
Address: 200 Chapel Ave.(aka) 66 Aurora Place
Block: 1500 Lot: 68
Zone: Caven Point Redevelopment Plan
Description: One existing lot into two new lots
Decision: Approved with conditions.

13. Case: P10-067 Preliminary Major Site Plan
Applicant: New Liberty Residential Urban renewal Co., LLC
Attorney: Charles J. Harrington
Review Planner: Maryann Bucci-Carter
Address: 200 Chapel Ave.(aka) 66 Aurora Place (Port Liberté- Phase 4)
Block: 1500 Lot: 68
Zone: Caven Point Redevelopment Plan
Description: Modern three-story 21 unit residential building with 22 parking spaces within the Port Liberté project area.
Decision: Approved with conditions.
14. Case: P08-064 Final Major Site Plan
Applicant: Daily News, LP
Attorney: Peter Scandariato
Review Planner: Jeff Wenger
Address: 125 Theodore Conrad Drive
Block: 2154 Lots: 33-39
Zone: Liberty Harbor Redevelopment Plan
Description: Addition to existing industrial use building.
Carried to November 9, 2010 regular meeting.
15. Case: P10-061 Preliminary & Final Major Subdivision
Applicant: New Jersey City University
Attorney: Robert A. Wayne
Review Planner: Claire Davis
Address: NJCU West Campus (bounded by Westside Ave, Carbon Place, Route 440, Home Depot site)
Block: 1286 Lots: 4.A, 5, 5.B, 5.C, 6.D
1286.5 1, 2
1287-B 2.C, 5.E, 7, 8
1289.5 1
1285.5 1
1275.1 1
1275.5 4
Zone: NJCU West Campus Redevelopment Plan
Description: Creation of 10 new development lots together with new rights-of-way to be dedicated to the City upon completion
Withdrawn by Applicant.
16. Case: P10-062 Preliminary & Final Major Site Plan w/Deviations
Applicant: New Jersey City University
Attorney: Robert A. Wayne
Review Planner: Claire Davis
Address: NJCU West Campus (bounded by Westside Ave, Carbon Place, Route 440, Home Depot site)
Block: 1286 Lots: 4.A, 5, 5.B, 5.C, 6.D
1286.5 1, 2
1287-B 2.C, 5.E, 7, 8
1289.5 1
1285.5 1
1275.1 1
1275.5 4
Zone: NJCU West Campus Redevelopment Plan
Description: Comprehensive Infrastructure Plan & Comprehensive Streetscape Plan; approval required prior to submittal of individual block development plans for creation of new NJCU West Campus
Deviations: 1.) Maximum height of lampposts on average; 2.) minimum spacing between lampposts on average; 3.) minimum tree pit dimensions in two locations
Withdrawn by Applicant.
17. Case: P10-048 Minor Site Plan
Applicant: Glenroy Stewart
Attorney: pro se
Review Planner: Jeff Wenger
Address: 31 MLK Drive
Block: 1351 Lots: 2.C
Zone: MLK Drive Redevelopment Plan
Description: Storefront renovation
Decision: Approved.
18. Case: P10-059 Minor Site Plan
Applicant: T-Mobile Northeast LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 701 Route 440
Block: 1751 Lots: 10.N, 10.P, 10.R
Zone: WPD, Waterfront Planned Development
Description: Cellular phone antenna installation.
Decision: Approved.

19. Case: P10-056 Minor Site Plan
Applicant: Clearwire LLC
Attorney: James Pryor
Review Planner: Jeff Wenger
Address: 187 New York Avenue
Block: 747 Lots: M.2
Zone: R-1 one and two family residential
Description: Cellular phone antenna installation.
Decision: Approved.
20. Case: P10-055 Minor Site Plan
Applicant: Clearwire LLC
Attorney: James Pryor
Review Planner: Jeff Wenger
Address: 1605 Kennedy Blvd.
Block: 1256 Lots: 43.B
Zone: NC Neighborhood Commercial
Description: Cellular phone antenna installation.
Decision: Approved.
21. Review and discussion of proposed amendments to the MLK Drive Redevelopment Plan to clarify language on elevator requirements. **Approved and recommended to City Council for Adoption..**
22. Review and discussion of proposed amendments to the Ocean Bayview Redevelopment Plan to permit medical offices less than 3000 square feet in existing structures. **Approved with floor amendments and recommended to City Council for Adoption.**
23. Certification of (2) Artists as recommended by the Jersey City Artist Certification Board
24. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Correction and Revision to previously approved signage panels Case # P06-083.1 submitted by Cumberland Farms, Inc.(195 Twelfth Street)).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with "c" Variances # P10-041 submitted by 110 Hoboken Ave. Development Urban Renewal Co.,LLC (110 Hoboken Avenue- Van Leer).
 3. Resolution of the Planning Board of the City of Jersey City Approving Amendment to the Newport Redevelopment Plan.
 4. Resolution of the Planning Board of the City of Jersey City Approving second Site Plan amendment with Deviation #P06-094.2 submitted by Grant Avenue, LLC (319-321 Grant Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P10-004 submitted by Mildred Williams (137 Monticello Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P 10-010 submitted by Dharmesh Patel (372 Pacific Avenue),
25. Executive Session, as needed, to discuss litigation, personnel or other matters
26. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD